
Real Estate Property Management, Fourth Edition Quizzes

for Online and CD-ROM versions

Instructions: Quizzes are open book. All answers are True or False, or Multiple Choice.
Answer key is located on Page 18.

Quiz 1 — Chapters 1-4, Pages 10-44

- ____ 1. A(n) _____ is not conveyed in an exchange for rent.
 - a. life estate
 - b. estate at will
 - c. leasehold estate
 - d. none of the above.
- ____ 2. A _____ lasts for a specific period of time agreed to in a lease agreement between a landlord and tenant.
 - a. periodic tenancy
 - b. tenancy-at-sufferance
 - c. fixed-term tenancy
 - d. tenancy-at-will
- ____ 3. A lease conveys a(n) _____ in real estate to a tenant.
 - a. exclusive possessory interest
 - b. personal privilege
 - c. nonexclusive possessory interest
 - d. irrevocable privilege
- ____ 4. A lease and a license cannot be held by the same person.
- ____ 5. A tenant who remains in possession of property on expiration of a lease, without an agreement or acceptance of rent by the landlord, becomes a(n):
 - a. holdover tenant.
 - b. tenant-at-sufferance.
 - c. tenant-at-will.
 - d. both a and b.
- ____ 6. The characteristic(s) of a tenancy-at-will include:
 - a. no provision for the payment of rent.
 - b. possession for an indefinite and unspecified period.
 - c. possession delivered to the tenant with the landlord's knowledge and consent.
 - d. all of the above.
- ____ 7. When a tenant holds over after a fixed-term tenancy expires and the landlord continues to accept rent, the expired agreement is _____ on the same terms except for the period of occupancy.
 - a. canceled
 - b. renewed
 - c. both a and b
 - d. neither a nor b
- ____ 8. A landlord has the right to allow police to enter a tenant's unit if he reasonable believes the tenant is committing a crime.

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- ____ 9. A _____ notice of entry to a tenant's unit or space may reasonably be served by posting the notice on the tenant's entry door.
- a. two-week
 - b. seven-day
 - c. 48-hour
 - d. 24-hour
- ____ 10. A lease provision giving the landlord the right of re-entry to retake possession of a premises on the tenant's breach of the lease agreement is enforceable.

Quiz 2 — Chapters 5-8, Pages 45-74

- ____ 1. If a tenant fails to make mandated improvements that are to remain with the property on expiration of the lease, the tenant is liable to the landlord for _____ incurred by the landlord to make the improvements.
- a. none of the cost
 - b. half the cost
 - c. the full cost
 - d. none of the above
- ____ 2. Unless otherwise agreed to, tenant improvements become part of the leased property and remain with the property on expiration of the lease.
- ____ 3. _____ attached to real estate do not revert to the landlord on expiration of the lease.
- a. Real estate fixtures
 - b. Trade fixtures
 - c. both a and b
 - d. neither a nor b.
- ____ 4. A(n) _____ is a preemptive right to purchase property should the owner later decide to sell the property.
- a. option to buy
 - b. notice of abandonment
 - c. offer to purchase
 - d. right of first refusal
- ____ 5. When options to renew or extend a lease are included in the lease terms, the expiration of the option to buy is tied to:
- a. the expiration of the initial lease term.
 - b. the expiration of any renewal or extension.
 - c. either a or b.
 - d. neither a nor b.
- ____ 6. Entry by an owner into a purchase agreement with another party on different terms than those previously offered to the tenant does not reinstate the tenant's right of first refusal.
- ____ 7. Anyone who receives a percentage or contingency fee for continuously locating tenants or managing income properties for another:
- a. must hold a real estate broker's license.
 - b. must hold a real estate broker's license only if the fee is greater than \$1,500.
 - c. must hold a real estate broker's license only if the fee is greater than \$2,500.
 - d. does not need a real estate broker's license.
- ____ 8. A temporary manager of real estate who has a power of attorney is not required to hold a real estate broker's license.
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- ___ 9. If a lease term exceeds ____, a property manager must obtain written authorization from the landlord in order to bind the landlord to the lease.
- a. six months
 - b. one year
 - c. two years
 - d. three years
- ___ 10. Property managers require a(n) ____ agreement to enforce collection of their management fees.
- a. written
 - b. oral
 - c. implicit
 - d. both a and b

Quiz 3 — Chapters 9-13, Pages 75-117

- ___ 1. Only a property owner may file an unlawful detainer (UD) action.
- ___ 2. A property manager is required to deposit rent and security deposits into a(n) _____ within three business days of receipt.
- a. trust account
 - b. impound account
 - c. savings account
 - d. checking account
- ___ 3. Unless otherwise agreed to, a resident manager whose employment is terminated and refuses to vacate is not entitled to a notice to vacate before the property manager or owner may begin eviction proceedings.
- ___ 4. Apartment buildings with ___ or more units must have an owner or resident manager living on the premises to manage the property.
- a. 12
 - b. 14
 - c. 16
 - d. 18
- ___ 5. Taxwise, the rental value of an apartment unit is not income to the resident manager when the unit occupied by the resident manager is:
- a. for the property manager's or landlord's convenience.
 - b. located on the premises managed.
 - c. occupied by the manager as a condition of his employment.
 - d. all of the above.
- ___ 6. Addresses given to residential tenants for the landlord, property manager and resident manager must be:
- a. street addresses.
 - b. email addresses.
 - c. identified on a plot map.
 - d. clarified using a metes and bounds description.
- ___ 7. Without a later writing signed by a client, an oral fee agreement between a broker and his client, whether a tenant or an owner, is unenforceable by the broker.
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- ___ 8. The _____ grants a broker the right to a fee if, within a fixed period after the exclusive authorization period expires, the property is leased to a tenant the broker dealt with during the listing period.
- a. right of first refusal
 - b. safety clause
 - c. both a and b
 - d. neither a nor b
- ___ 9. Under a(n) _____, a broker has earned a fee if the tenant enters into a lease agreement with the owner.
- a. option listing
 - b. net listing
 - c. exclusive authorization to locate space
 - d. none of the above.
- ___ 10. An oral cooperative fee-splitting agreement between two brokers is not enforceable.

Quiz 4 — Chapters 14-18, Pages 118-147

- ___ 1. The amount of the common area maintenance (CAM) cost of a property is a(n) _____ which a broker must disclose to a prospective tenant who agrees to pay these costs.
- a. assessment
 - b. CC&R
 - c. material fact
 - d. immaterial fact
- ___ 2. A listing agent uses a(n) _____ to analyze a prospective tenant's current lease conditions, existing space, future needs and creditworthiness.
- a. tenant lease worksheet
 - b. offer to lease
 - c. property management agreement
 - d. disclosure form
- ___ 3. The identification section in an offer to lease:
- a. names the contracting parties.
 - b. describes the premises.
 - c. acknowledges receipt of a good faith deposit.
 - d. all of the above.
- ___ 4. An offer to lease real estate is a solicitation and cannot be accepted.
- ___ 5. In order to form a binding agreement, an offer or counteroffer:
- a. must be accepted in its entirety and without conditions.
 - b. may be accepted with minor changes in conditions.
 - c. may be accepted with minor changes in conditions if both parties agree to address the conditions within 15 business days.
 - d. none of the above.
- ___ 6. Property managers do not need to identify themselves or state their purpose for seeking a prospective tenant's credit information from a reporting agency.
- ___ 7. Credit checks on prospective tenants can only be used to establish eligibility for:
- a. employment purposes.
 - b. personal, family or household purposes.
 - c. the rental of a dwelling unit.
 - d. all of the above.
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- ____ 8. A tenant is entitled to request a clarification by a credit reporting agency of the results of an unlawful detainer (UD) action against the tenant if the report regarding the UD is:
- a. true but misleading.
 - b. mostly true but contains some errors.
 - c. incorrect.
 - d. none of the above.
- ____ 9. A residential landlord may charge a fee to cover the costs of obtaining a prospective tenant's:
- a. employment history.
 - b. former street address.
 - c. financial statements.
 - d. credit report.
- ____ 10. A property manager must consider a prospective tenant's _____ before agreeing to lease nonresidential property.
- a. race and sexual orientation
 - b. business acumen and style of marketing
 - c. religion and net worth
 - d. business plan and gender

Quiz 5 — Chapters 19-21, Pages 148-173

- ____ 1. A residential landlord who sets the security deposit amount based on creditworthiness must apply his credit standards equally to all prospective tenants.
- ____ 2. A landlord _____ security deposits with other funds in a general account.
- a. is prohibited from commingling
 - b. may commingle
 - c. may not place
 - d. either a or b
- ____ 3. A residential landlord must give a written notice of the right to request a pre-expiration inspection to a tenant, ideally at least ____ days prior to the date the tenant is to vacate the premises.
- a. 10
 - b. 15
 - c. 30
 - d. 45
- ____ 4. The 48-hour notice of entry for a pre-termination inspection cannot be waived by the tenant or landlord.
- ____ 5. Within ____ after a residential tenant vacates, the landlord must provide the tenant with an itemized statement of all deductions from the security deposit.
- a. two-weeks
 - b. 20 days
 - c. 21 days
 - d. 24 hours
- ____ 6. A residential landlord who fails to refund a tenant's security deposit in bad faith may be subject to a penalty of up to _____ the amount of the security deposit.
- a. twice
 - b. three times
 - c. four times
 - d. five times
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- ____ 7. A stay-or-pay clause which calls for a tenant to forfeit his security deposit is:
- illegal.
 - unenforceable.
 - enforceable if the tenant stays less than 180 days.
 - both a and b.
- ____ 8. Funds received by a residential landlord from a tenant are classified as:
- rent, tenant screening fees, waterbed administration fees or mold inspection fees.
 - tenant screening fees, pet deposits, rent or closing costs.
 - security deposits, filing fee, pet deposits or waterbed administration fees.
 - rent, tenant screening fees, waterbed administration fees or security deposits.
- ____ 9. When a nonresidential tenant makes a partial payment of rent after receiving a 3-day notice to pay rent or quit, the landlord may accept the rent and still commence an unlawful detainer (UD) action to evict the tenant.
- ____ 10. A residential unlawful detainer (UD) action based on a 3-day notice which overstates the amount of the delinquent rent due is:
- valid.
 - invalid.
 - valid if the amount is reasonably approximated.
 - invalid unless the landlord holds a broker's license.

Quiz 6 — Chapters 22-24, Pages 174-191

- ____ 1. _____ in a residential or nonresidential month-to-month rental agreement may be changed on 30 days' written notice by the landlord.
- Addendums
 - Provisions and conditions
 - Clauses and terms
 - all of the above.
- ____ 2. Upon receipt of a 30-day notice of change in terms on a periodic rental agreement, the new terms take effect _____ after the expiration of the notice.
- immediately
 - 15 days
 - 15 business days
 - 30 days
- ____ 3. A residential landlord subject to rent control can make adjustments to rents based on:
- the maximum percentage of the consumer price index (CPI) as set by ordinance.
 - the maximum percentage set by ordinance.
 - the maximum amount previously set by the rent control board.
 - all of the above.
- ____ 4. In a small claims action for recovery against a guarantor, the amount of recovery is limited to _____ or less.
- \$1,500
 - \$2,500
 - \$3,500
 - \$4,500
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- ____ 5. In a municipal court action, the landlord seeking to recover unpaid rents may:
- a. represent himself.
 - b. be represented by an attorney licensed in California.
 - c. be represented by a licensed real estate sales agent.
 - d. both a and b.
- ____ 6. An unlawful detainer occurs when a tenant refuses to pay rent and remains in possession of the property after the expiration of a 3-day notice to pay rent or quit.
- ____ 7. A 3-day notice to pay or quit that declares an election to forfeit the lease and expires for failure to pay:
- a. terminates the lease agreement.
 - b. terminates the right to possession.
 - c. forfeits the tenant's security deposit.
 - d. both a and b.
- ____ 8. A landlord can only recover future rents if he reserves his right to collect future rents by including a default remedies clause in the lease agreement.
- ____ 9. A landlord is entitled to recover _____ after the tenant fails to perform on the lease.
- a. costs to clean up the property
 - b. legal fees to find a new tenant
 - c. permit fees to construct necessary renovations
 - d. all of the above.
- ____ 10. A landlord cannot recover future rents if the lease agreement is canceled.

Quiz 7 — Chapters 25-28, Pages 192-225

- ____ 1. A tenant's failure to pay late charges is a breach which justifies the service of a 3-day notice to pay or quit.
- ____ 2. Rent does not become delinquent for nonreceipt until:
- a. the expiration of any grace period stated in the lease agreement.
 - b. the day following the due date if no grace period exists.
 - c. five days after mailing if posted within the grace period.
 - d. both a and b.
- ____ 3. The purpose of a 3-day notice to pay or quit is to provide a tenant the opportunity to avoid forfeiture of his leasehold estate by paying the delinquent rent.
- ____ 4. A landlord must allow a tenant to cure a material breach of the lease when the tenant is capable of curing the breached provision within:
- a. three days.
 - b. 15 days.
 - c. one month.
 - d. two months.
- ____ 5. A tenant may be evicted for maintaining a(n) _____ the property.
- a. unlawful use of
 - b. nuisance on
 - c. unorthodox or unprofessional business style on
 - d. both a and b
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- ____ 6. In order to evict a tenant for laying waste to the premises, the landlord must prove the waste _____ the market value of the premises.
- marginally diminished
 - substantially diminished
 - had no influence on
 - substantially improved
- ____ 7. An individual who serves a 3-day notice on a tenant does not need to complete a proof of service form.
- ____ 8. Personal service is accomplished when _____ signs the postal receipt acknowledging receipt of the 3-day notice in the mail.
- someone other than the tenant
 - the tenant
 - either a or b
 - neither a nor b
- ____ 9. A 3-day notice to pay or quit may include:
- delinquent rent.
 - unpaid amounts due under the lease which are not labeled rent.
 - both a and b.
 - neither a nor b.
- ____ 10. A late charge is only permissible when the amount is _____ cost of collecting the delinquent rent and the loss due to the delay in its receipt.
- greater than the
 - less than the
 - reasonably related to the
 - none of the above

Quiz 8 — Chapters 29-32, Pages 226-252

- ____ 1. Once the 30-day notice to vacate expires and the month-to-month tenant does not vacate, the landlord may file a(n) _____ to evict the tenant without further notice.
- unlawful detainer (UD) action
 - 3-day notice to vacate
 - offer to surrender
 - notice of termination
- ____ 2. To evict a tenant under HUD's Section 8 program, the landlord must state a valid reason for the eviction in his notice to vacate.
- ____ 3. A(n) _____ reconveys the real estate to the landlord in exchange for cancellation of the lease agreement.
- notice of termination
 - notice to vacate
 - 3-day notice to pay or quit
 - surrender
- ____ 4. A surrender may only occur by the:
- mutual consent of the landlord and tenant.
 - operation of law.
 - conduct of the tenant.
 - both a and b.
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- ___ 5. Like surrender rules, abandonment rules only apply to residential property.
- ___ 6. A Notice of Abandonment expires ___ days after the date the notice is sent by first-class mail.
- a. 5
 - b. 10
 - c. 18
 - d. 30
- ___ 7. A tenant, after being served a Notice of Belief of Abandonment, may stop the abandonment procedure by just reoccupying the property.
- ___ 8. After a tenant pays storage costs to the landlord, the tenant must pick up his personal property within ___ hours.
- a. 72
 - b. 48
 - c. 24
 - d. 12
- ___ 9. Personal property worth less than _____ may be kept by the landlord if it is not reclaimed.
- a. 100
 - b. 200
 - c. 300
 - d. 400
- ___ 10. Personal property subject to a public sale must be surrendered to the tenant:
- a. at no time.
 - b. two business days after receiving request for the return of the property from the tenant.
 - c. 15 days after the public sale.
 - d. any time prior to the sale.

Quiz 9 — Chapters 33-36, Pages 253-277

- ___ 1. A constructive eviction occurs when the tenant vacates the premises due to:
- a. waste committed on the property by the tenant.
 - b. the landlord's substantial interference with the tenant's use and enjoyment of his property during the term of the rental or lease agreement.
 - c. the neighbor's substantial interference with the tenant's use and enjoyment of his property.
 - d. eminent domain.
- ___ 2. When a tenant vacates due to a constructive eviction, he may recover:
- a. relocation expenses.
 - b. unaccrued prepaid rent and security deposits held by the landlord.
 - c. loss of business goodwill.
 - d. all of the above.
- ___ 3. A nonresidential tenant may contract to limit the covenant of quiet enjoyment; a residential tenant may not.
- ___ 4. In an unlawful detainer (UD) action, residential tenants are allowed to raise these two defenses:
- a. breach of the warranty of habitability and retaliatory eviction.
 - b. retaliatory eviction and breach of implied covenants.
 - c. breach of the warranty of habitability and refusal to reimburse tenant for cost of repairs.
 - d. none of the above.
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- ___ 5. Actions by a residential landlord are considered retaliatory acts if initiated by the landlord after the tenant:
- organizes or becomes a member of a tenants' association or tenants' rights group.
 - exercises the statutory repair and deduct remedy.
 - commits waste.
 - both a and b.
- ___ 6. After prevailing in an unlawful detainer (UD) action, a residential tenant is entitled to 120 days of protection against eviction without cause.
- ___ 7. In addition to a tenant's actual money losses incurred due to the landlord's retaliatory act, the tenant is also entitled to recover ___ for each retaliatory act where the landlord acts maliciously with respect to the retaliation.
- punitive damages between \$100 and \$500
 - punitive damages between \$500 and \$1,000
 - punitive damages between \$500 and \$1,500
 - punitive damages between \$100 and \$1,000
- ___ 8. A landlord who fails to cure known dangerous defects will be liable under tort principles of:
- negligence.
 - retaliatory eviction.
 - waste.
 - forfeiture.
- ___ 9. A residential tenant has a duty of care and maintenance in the use of leased property, which includes:
- disposing of all waste in a sanitary manner.
 - properly operating all electrical, gas and plumbing fixtures.
 - using the property for the purpose it is intended to be used.
 - all of the above.
- ___ 10. A residential tenant may make necessary repairs that the landlord fails to make and deduct the costs from the rent, limited to one month's rent.

Quiz 10 — Chapters 37-40, Pages 278-303

- ___ 1. Part of a residential tenant's entitlement to a safe and sanitary dwelling includes:
- marble flooring.
 - an external air-conditioning unit.
 - a hot and cold running water system.
 - new carpeting.
- ___ 2. Prior to renting a residential unit intended for human habitation, the landlord must:
- install an operable sprinkler system if the property fronts a public street.
 - install a washer and dryer.
 - install a dead bolt lock on each nonhorizontally sliding main entry door.
 - none of the above.
- ___ 3. A tenant who successfully raises a warranty of habitability defense in an unlawful detainer (UD) action may:
- retain possession of the premises.
 - pay a reduced amount of rent.
 - recover attorney fees and the costs of litigation.
 - all of the above.
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- ____ 4. Smoke detectors must be installed and maintained in single family residences and:
- apartment complexes and duplexes.
 - motels and hotels.
 - condominiums and time share projects.
 - all of the above.
- ____ 5. Security bars on residential bedroom windows do not need to have release mechanisms if the bedroom has a door leading out of the premises.
- ____ 6. When criminal activity is _____, the landlord has a duty to take reasonable measures to prevent harm to persons on the property from future similar criminal activities.
- decreasing in the area
 - reasonable foreseeable
 - remotely possible
 - reasonably unforeseeable
- ____ 7. A landlord has the duty to protect a tenant from criminal acts committed by others that injure the tenant when he is not on the leased premises.
- ____ 8. Liability is imposed on a landlord for an injury suffered by any person on the property if:
- the type of injury suffered by the individual is foreseeable.
 - the injury suffered is closely connected to the landlord's conduct.
 - both a and b.
 - neither a nor b.
- ____ 9. A landlord who is held liable for his property manager's negligence is not entitled to indemnity from the property manager.
- ____ 10. When an injured tenant's lack of care for himself contributes to his injury, recovery for his losses is limited to the percentage of the negligence attributed to him, called:
- comparative negligence.
 - constructive negligence.
 - nondelegable negligence.
 - reasonable negligence.

Quiz 11 — Chapters 41-45, Pages 304-344

- ____ 1. To contain all the essential terms for enforcement, an offer to lease must contain:
- a property description.
 - the term of the lease.
 - the amount of periodic rent and when it will be paid.
 - all of the above.
- ____ 2. On expiration of a lease, a tenancy-at-sufferance is created when the tenant remains in possession of the property and:
- the landlord posts a notice to vacate on the property.
 - is subject to an eminent domain action.
 - the landlord refuses to accept further rent payments.
 - all of the above.
- ____ 3. The right to receive a condemnation award on the leased property cannot be contracted away by a tenant.
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- ____ 4. If a tenant has a history of writing bad rent checks due to insufficient funds, the landlord may serve a 30-day notice on the tenant requiring him to:
- vacate the property on expiration of the notice.
 - forfeit his security deposit.
 - tender payment of future rents in cash or by money order.
 - all of the above.
- ____ 5. _____ are typically based on the ratio between space leased by the tenant and the total rentable space in a project.
- Common area maintenance (CAM) charges
 - Operating expenses
 - Fair market rent
 - none of the above
- ____ 6. The three basic types of rent escalation clauses are:
- inflation adjusted rent provisions, graduated rent provisions and appreciation adjusted rent provisions.
 - graduated rent provisions, inflation adjusted rent provisions and compounding rent provisions.
 - compounding rent provisions, graduated rent provisions and reverse rent provisions.
 - inflation adjusted rent provisions, adjustable rent provisions and appreciation adjusted rent provisions.
- ____ 7. Graduated rents are increased in pre-set increments on a periodic basis.
- ____ 8. To annually adjust the base rent to compensate for price inflation, a _____ can be included in a lease agreement.
- price inflation clause or graduated payment clause
 - appreciation clause or price inflation clause
 - consumer price index (CPI) clause or price inflation clause
 - none of the above
- ____ 9. Under _____ rent adjustment provisions, the prior year's rent, not the base year's rent, is used to set the adjusted rent.
- base-to-current year
 - year-to-year
 - base-to-future
 - both a and b.
- ____ 10. _____ is the actual price received for all merchandise or services sold, licensed, leased or delivered for purposes of percentage rent calculations.
- Gross sales
 - Net sales
 - Median sales
 - Total receipts

Quiz 12 — Chapters 46-49, Pages 345-375

- ____ 1. Any use incidental to the leased premises and connected to the tenant's leasehold interest is called a(n):
- use-of-premises provision.
 - appurtenance.
 - recorded easement.
 - none of the above.
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- ____ 2. A _____ relieves a landlord's property from becoming security for any claims made by contractors for improvements they construct on the leased premises.
- a. notice of forfeiture
 - b. notice of abandonment
 - c. notice of default
 - d. notice of nonresponsibility
- ____ 3. If not limited by its terms, the total term of a nonresidential lease, including extensions or renewals, is limited to ____ years by statute.
- a. 99
 - b. 100
 - c. 101
 - d. 130
- ____ 4. When the term of a lease is extended, a new lease is created.
- ____ 5. For a tenant to be released from liability on the assignment of his lease agreement, a(n) _____ must be negotiated and entered into by the landlord and both tenants.
- a. novation
 - b. substitution of liability
 - c. subrogation agreement
 - d. either a or b
- ____ 6. Unless unconscionable or discriminatory, nonresidential landlords and tenants are free to place _____ restrictions, limited to the value of the leasehold, on the tenant's assignment of the lease.
- a. commercially unreasonable
 - b. commercially reasonable
 - c. economically damaging
 - d. economically unreasonable
- ____ 7. The city and county of San Francisco may pass and enforce nonresidential rent control ordinances.
- ____ 8. Nonresidential real estate includes all real estate except:
- a. residential hotels.
 - b. dwelling units.
 - c. mobilehome parks.
 - d. all of the above.
- ____ 9. Local governments can regulate all facets of business location and development, such as:
- a. abating nuisances.
 - b. exercising eminent domain powers.
 - c. protecting historical resources.
 - d. all of the above.
- ____ 10. After receiving a nonresidential tenant's negotiation notice under a local ordinance, the landlord must enter into negotiations to renew or extend the lease with the tenant.

Quiz 13 — Chapters 50-53, Pages 376-399

- ____ 1. Some landlords allow pets but frequently:
- a. impose restrictions on the type or size of the pet.
 - b. require the landlord's written consent to keep the pet on the premises.
 - c. both a and b.
 - d. neither a nor b.
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- ____ 2. A lease or rental agreement may prohibit a tenant from:
- a. creating a nuisance.
 - b. using the premises for an unlawful purpose.
 - c. committing waste.
 - d. all of the above.
- ____ 3. A written translation of a residential lease agreement is required to be delivered to the tenant if its term exceeds ____ and is negotiated primarily in Spanish, Chinese, Vietnamese, Korean or ____.
- a. one year; Japanese
 - b. one month; Tagalog
 - c. one year; Russian
 - d. one month; German
- ____ 4. Real estate transactions exempt from the written translation requirement include:
- a. purchase agreements.
 - b. month-to-month rental agreements.
 - c. home improvement agreements.
 - d. all of the above.
- ____ 5. The mandated lead-based paint disclosure laws do not obligate a landlord to:
- a. abate or remove any lead-based paint.
 - b. conduct an inspection to determine whether any lead-based paint exists.
 - c. both a and b.
 - d. neither a nor b.
- ____ 6. A lead-based paint disclosure is required for all pre-1978 studio apartments which have not been certified as lead-based paint free.
- ____ 7. A landlord does not need to provide a new lead-based paint disclosure when existing leases are renewed or extended if:
- a. the landlord previously supplied the lead-based disclosures.
 - b. the landlord has not received any new information concerning lead-based paint on the property.
 - c. the lead-based paint disclosures were not previously handed to the tenant.
 - d. both a and b.
- ____ 8. Landlords can refuse to accept tenants who want to occupy a unit with their pet unless the tenant is disabled and the pet is a:
- a. signal dog.
 - b. service dog.
 - c. guide dog.
 - d. all of the above.
- ____ 9. A landlord may charge a disabled tenant with a service dog an additional security deposit to offset any losses caused by the dog.
- ____ 10. A tenant must give the property manager ____ if he intends to move, install or remove a waterbed.
- a. 24 hours' notice
 - b. 3 weeks' notice
 - c. reasonable notice
 - d. none of the above.
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Quiz 14 — Chapters 54-57, Pages 400-423

- ____ 1. Handicapped persons refer to individuals who have:
 - a. a physical or mental impairment which substantially limits the person's life activities.
 - b. a record of having a physical or mental impairment.
 - c. relatives who have a record of having a physical or mental impairment.
 - d. both a and b.
- ____ 2. A person who believes they have been discriminated against must file a complaint with the Secretary of Housing and Urban Development (HUD) within _____ of the alleged discriminatory practice.
 - a. 24 hours
 - b. 12 days
 - c. one month
 - d. one year
- ____ 3. A broker found guilty of discrimination by the Secretary of Housing and Urban Development (HUD) may face disciplinary action from the:
 - a. Department of Real Estate (DRE).
 - b. local police department.
 - c. Department of Motor Vehicles (DMV)
 - d. all of the above.
- ____ 4. A landlord of newly constructed four-or-more unit residential property must provide disabled access.
- ____ 5. Rental policies excluding children under the age of 18 are considered _____ unless the property qualifies as senior citizen housing.
 - a. reasonable
 - b. unlawful discrimination
 - c. lawful discrimination
 - d. none of the above.
- ____ 6. Requiring families with children to have a better credit rating than other prospective tenants when screening rental applications is prohibited.
- ____ 7. Senior citizen housing is property:
 - a. intended for occupancy only by individuals 62 years of age or older.
 - b. intended for occupancy by at least one person of 55 years of age or older.
 - c. both a and b.
 - d. neither a nor b.
- ____ 8. A senior citizen and his disabled child or grandchild may live in senior citizen housing.
- ____ 9. Two primary types of rent control ordinances exist called:
 - a. strict rent control and variable rent control.
 - b. market rent control and vacancy decontrol.
 - c. vacancy decontrol and strict rent control.
 - d. variable rent control and market rent control.
- ____ 10. In addition to restricting rent increases, rent control ordinances restrict the landlord's:
 - a. ability to enter a tenant's unit.
 - b. ability to evict existing tenants.
 - c. both a and b.
 - d. neither a nor b.

Quiz 15 — Chapters 58-62, Pages 424-456

- ___ 1. In addition to fee estates, there are three other estates which exist in California:
 - a. fee simple, life estates and estates at will.
 - b. leaseholds, community property and fee simple.
 - c. life estates, leaseholds and estates at will.
 - d. estates at will, joint tenancy and life estates.
- ___ 2. In the alienation provision in a lease, the landlord may:
 - a. prohibit the tenant from encumbering the leasehold.
 - b. allow the tenant to encumber the leasehold subject to previously agreed conditions.
 - c. require the landlord's consent before the tenant may encumber the leasehold.
 - d. all of the above.
- ___ 3. Examples of boilerplate provisions in nonresidential lease agreements which relate to the priority of the lease against trust deeds are:
 - a. future subordination clauses.
 - b. attornment clauses.
 - c. nondisturbance clauses.
 - d. all of the above.
- ___ 4. A _____ gives a tenant the right to require a new trust deed lender to enter into a written agreement which states the tenant's lease agreement will remain in effect for its full term after the lease is subordinated to a new loan.
 - a. nondisturbance clause
 - b. self-destruct provision
 - c. future subordination clause
 - d. power of sale provision
- ___ 5. A _____ confirms the correct amount of security deposit held by the seller.
 - a. UCC-1 Financing Statement
 - b. Tenant Estoppel Certificate (TEC)
 - c. notice of default (NOD)
 - d. none of the above.
- ___ 6. On the discovery of a long-term leasing arrangement which triggers due-on enforcement under the lender's trust deed, the lender may:
 - a. call the loan.
 - b. recast the loan.
 - c. either a or b.
 - d. neither a nor b.
- ___ 7. The due-on clause is triggered when an owner of property secured by a due-on trust deed enters into a lease:
 - a. with a term over two years or an option to purchase.
 - b. with a term under three years without an option to purchase.
 - c. with a term over three years or an option to purchase.
 - d. with a term under two years without an option to purchase.
- ___ 8. A broker who advises a buyer not to disclose a sale to a lender secured by a trust deed on the property may be held liable by the lender for the lender's right to additional interest.

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- ____ 9. Residential tenants under month-to-month rental or lease agreements which are wiped-out by foreclosure by a trust deed lender are entitled to no less than a ____ notice to vacate.
- a. 3-day
 - b. 25-day
 - c. 30-day
 - d. one-year
- ____ 10. Tenants in a rent control community may be evicted upon a change of ownership.

Answer References

for Online and CD-ROM versions

The following are the answers to the quizzes for *Real Estate Property Management, Fourth Edition* and the page numbers where they are located.

Quiz 1	Quiz 2	Quiz 3	Quiz 4	Quiz 5
1. B 11	1. C 47	1. F 80	1. C 121	1. T 150
2. C 14	2. T 49	2. A 83	2. A 128	2. B 152
3. A 17	3. B 51	3. T 88	3. D 134	3. C 154
4. F 21	4. D 56	4. C 91	4. F 135	4. F 154
5. D 24	5. C 59	5. D 92	5. A 135	5. C 157
6. D 28	6. F 64	6. A 98	6. F 140	6. A 159
7. B 30	7. A 65	7. T 101	7. D 140	7. D 162
8. F 32	8. T 66	8. B 107	8. A 141	8. D 162
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10. F 40	10. A 74	10. F 117	10. B 145	10. B 168

Quiz 6	Quiz 7	Quiz 8	Quiz 9	Quiz 10
1. D 174	1. F 193	1. A 227	1. B 254	1. C 279
2. A 175	2. D 196	2. T 232	2. D 255	2. C 280
3. D 177	3. T 200	3. D 234	3. T 258	3. D 281
4. B 180	4. A 204	4. D 234	4. A 262	4. D 287
5. D 181	5. D 206	5. F 238	5. D 262	5. T 289
6. T 184	6. B 208	6. C 239	6. F 263	6. B 290
7. B 185	7. F 216	7. F 239	7. D 265	7. F 293
8. F 189	8. B 219	8. A 247	8. A 267	8. C 295
9. D 190	9. C 221	9. C 248	9. D 271	9. F 295
10. T 191	10. C 222	10. D 252	10. T 274	10. A 301

Quiz 11	Quiz 12	Quiz 13	Quiz 14	Quiz 15
1. D 309	1. B 347	1. C 382	1. D 401	1. C 425
2. C 315	2. D 348	2. D 384	2. D 405	2. D 427
3. F 316	3. A 357	3. B 385	3. A 405	3. D 431
4. C 323	4. F 357	4. D 386	4. T 407	4. A 437
5. A 326	5. D 365	5. C 387	5. B 408	5. B 440
6. A 327	6. B 368	6. F 390	6. T 414	6. C 446
7. T 328	7. F 372	7. D 391	7. C 418	7. C 447
8. C 329	8. D 373	8. D 393	8. T 419	8. T 450
9. B 337	9. D 373	9. F 393	9. C 420	9. C 452
10. A 342	10. F 374	10. A 398	10. B 422	10. F 456